

NOTICE OF SALE

By virtue of a Decree of the Court of Common Pleas for Aiken County, South Carolina, heretofore granted in the case of JPMorgan Chase Bank, N.A. -v- Shinu Abraham, et al., C/A NO. 2012-CP-02-0744, I the undersigned M. Anderson Griffith, as Master in Equity will sell on October 7, 2013, at 11 o'clock A.M. at the County Courthouse in Aiken County, South Carolina, to the highest bidder:

ALL that certain piece, parcel or lot of land situate, with any improvements thereon, situate, lying and being located in the Southern Section of the City of Aiken, Aiken County, South Carolina, containing .35 acres, more or less, shown and designated as Lot 41-A of River Bluff Subdivision, as shown on an individual plat made for Rodney O. and Andrea R. Kitchings, made by P.M. Hankinson, Jr., PE & LS, dated October 1, 1997, recorded in Misc. Book 887, Page 164, records of Aiken County, South Carolina. According to said plat which is made a part and parcel hereof, said lot is bounded and measures as follows: NORTH by Lot No. 40, 173.8 feet; EAST by undeveloped land 89.88 feet; SOUTH by Lot No. 42, 169.51 feet; and WEST by Greenwich Drive, 90.00 feet; all measurements being more or less.


This being the same property conveyed to Shinu Abraham by deed from Rodney O. Kitchings recorded November 5, 2007 in Deed Book 4171 at page 168.

TMS #106-20-25-016

PROPERTY ADDRESS: 458 Greenwich Drive Aiken, SC 29803.

The sale shall be subject to taxes and assessments, existing easements and restrictions of record, and any senior encumbrances.

TERMS OF SALE: FOR CASH: the undersigned will require a deposit of 5% of the amount of the bid (in cash or equivalent), same to be applied on the purchase price only upon compliance with the bid, interest on the balance of the bid at five and 00/100 (5.00%) shall be paid to the day of compliance as established in the Master in Equity's Order and Judgment of Foreclosure and Sale, but in case of noncompliance within 20 days, same to be forfeited and applied to the costs and Plaintiff's debt and the property readvertised for sale upon the same terms (at the risk of the former highest bidder). Personal or deficiency judgment being granted against the defendant(s) Shinu Abraham, the bidding will remain open for thirty days after the date of sale. Purchaser to pay for preparation of deed and deed stamps.



M. Anderson Griffith
Master in Equity for Aiken County

Weston Adams Law Firm
Attorneys for Plaintiff